

ZONING BOARD OF APPEALS DECISION GRID
FEBRUARY 19, 2015

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-072-14-15: To waive the off-street parking requirement associated with the change of use from a Laundromat to a place of worship.	678 North Street	6-0-0	APPROVED
V-070-14-15: To install a driveway that is 10' x 26' and results in front yard parking.	19 Menlo Place	6-0-0	APPROVED on condition
V-071-14-15: To legalize an existing solid wood fence in the front yard of a single family home that is 4' in height along Handy Street.	91 Independence Street	6-0-0	APPROVED on condition
V-065-14-15: To legalize the four space, front yard parking area of a single family dwelling.	1046 Genesee Street	6-0-0	APPROVED with lesser relief
V-067-14-15: To remove and replace two wall signs that do not meet the sign requirements.	265 Hayward Avenue	6-0-0	APPROVED on condition
V-055-13-14: To install an 8'4" high detached LED message board, not meeting the sign requirements.	1775 East Avenue	6-0	REHEARING request granted

Zoning Board Members Present: D. O'Brien, J. O'Donnell, D. Carr, R. Khaleel, M. Tilton, E. Van Dusen
Absent: D. Turner

DISTRIBUTION:

L. Warren	D. Smith	D. Algarin	H. Washington	A. Guzzetta	Zoning Staff
G. Kirkmire	V. Wehbring	T. Mann	J. Brennan	NSC Administrators	

CONDITIONS:

V-070-14-15 (19 Menlo Place):

The driveway must be moved over so that it is 2' from the west lot line. The driveway cannot extend beyond the front wall of the house. The recommendations outlined in the email from Jenny Ames, dated 02/17/15, regarding mitigation of the stress on the cherry tree when the driveway is installed must be followed. These include:

- Watering the tree is essential both prior to and after installation of the driveway;
- During excavation of the driveway, ensure that any tree roots are cleanly cut and not dug with a backhoe or other equipment;
- Any exposed tree roots need to be covered with wet burlap until they are able to be properly covered with soil.

V-071-14-15 (91 Independence Street): The fence must be painted or stained white.

V-065-14-15 (1046 Genesee Street): The existing driveway is approved. The gravel front yard parking area must be removed.

V-067-14-15 (265 Hayward Avenue): The 24' x 20" blade sign facing Braggs Alley must contain white lettering and brick red accents on a black background with white and black trim to match the 24' x 3' attached sign on the building facing Railroad Street. The round 28" x 25" pedestrian oriented blade sign (option A) facing Railroad Street must be installed.